

ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Peñasquitos East
Maintenance Assessment District**

Annual Update for Fiscal Year 2004

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscape and Lighting Act of 1972
of the California Streets and Highways Code**

Prepared by

**BOYLE ENGINEERING CORPORATION
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San Diego, CA 92111
(858) 268-8080**

May 2003

CITY OF SAN DIEGO

Mayor

Dick Murphy

City Council Members

Scott Peters
District 1

Brian Maienschein
District 5

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District 2

Donna Frye
District 6

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City Manager

Michael T. Uberuaga

City Attorney

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City Clerk

Charles G. Abdelnour

City Engineer

Frank Belock

Assessment Engineer

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EXHIBITS

- Exhibit A: Boundary Map
- Exhibit B: Estimated Annual Expense, Revenues & Reserves
- Exhibit C: Assessment Roll

Engineer's Report

Peñasquitos East

Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the PEÑASQUITOS EAST MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____ ,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Peñasquitos East
Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2003	FY 2004 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	10,087	10,112	--
Total Estimated Assessment:	\$184,326	\$197,228	--
Total Number of EBUs:	14,005.28	14,416.61	--
Assessment per EBU:	\$13.16	\$13.68 ⁽³⁾	\$13.68 ⁽³⁾

⁽¹⁾ FY 2004 is the City's Fiscal Year 2004, which begins July 1, 2003 and ends June 30, 2004. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum Authorized annual amounts subject to cost indexing provisions as set forth in this Engineer's Report.

⁽³⁾ Fiscal Year 2003 authorized annual assessment increased by cost indexing factor of 3.95%.

Proposition 218 Compliance: The District was re-engineered in Fiscal Year 1998 for compliance with Proposition 218. By a ballot proceeding, majority property owners (74.82% of the weighted vote) approved Fiscal Year 1998 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing.

Annual Cost Indexing: An increase of assessments, under authority of annual cost indexing provisions, is required for Fiscal Year 2004.

Bonds: No bonds will be issued in connection with this District.

Background

The Peñasquitos East Maintenance Assessment District (District) was established by Resolution Number R-258817 of the Council of the City of San Diego (City) on July 5, 1983. The original Engineer's Report is on file in the City Clerk's office.

The District was formed to fund maintenance and operations costs, including incidental expenses, for landscaped street medians and right-of-ways within the boundaries of the District. In general, maintenance activities consists of: irrigation; fertilization; removal of weeds, trash, and litter; pruning of trees and shrubs; replacement of dead and diseased trees and shrubs; repair of equipment and facilities; and weed abatement.

The District was re-engineered in Fiscal Year 1998 for compliance with Proposition 218. By a mail ballot proceeding, property owners approved the re-engineering with 74.82% of weighted votes supporting the proposed assessments. Over 37.8% of property owners responded to the mail ballot.

The Engineer's Report, preliminarily accepted by Resolution Number R-288816 on June 8, 1997, proposed Fiscal Year 1998 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing of the maximum authorized assessments. The Engineer's Report was approved and assessments confirmed by Resolution Number R-289043 on August 5, 1997.

District Proceedings for Fiscal Year 2004

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Engineer's Report is to update the District budget and assessments for Fiscal Year 2004. The Fiscal Year 2004 assessments proposed within this Engineer's Report represent a 3.95% increase over the previous year's assessments. This increase is under the authority of annual cost indexing provisions approved by property owners. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map & Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego and by reference are made a part of this report. The Boundary Map & Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as Exhibit A hereto.

Project Description

The project consists of providing maintenance and operating costs for:

Improved Bus Stops: each bus stop consisting of two benches on a concrete slab with a trash container. Maintenance activities include weekly litter removal, monthly weeding and general maintenance.

Public Right-of-Ways: maintenance activities include monthly weeding and sweeping of the gutters, weekly litter pickup, trimming of native plants and/or homeowner installed landscaping within right-of-way along sidewalk or street, as required.

Roadway Medians: maintenance activities include weeding, litter pickup, sweeping of gutters along median and, if median is

landscaped, trimming and maintaining the landscaping.

Sunridge Vista Park (mini park): maintenance activities include landscape maintenance, vandalism repair, and graffiti removal.

Designated Public Open Space: maintenance includes litter pick up three times per year. Brush removal is performed by the City.

Lighted Community Entrance Signs: maintenance activities include replacement of light bulbs, cleaning, vandalism repair, graffiti removal, painting, and electric costs.

The specifications for the maintenance to be performed are contained in City Contract Number L-1455/99, which is incorporated herein by reference. The specifications for the maintenance are on file with the City Clerk and the Park and Recreation Department and are available for public inspection during normal business hours.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (18.0¢ per square foot of landscaped median and 1.3¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$26.63 per acre). The City's contribution of \$27,555 to the District is based on 119,905 square feet of landscaped medians, 281,123 square feet of hardscaped medians, and 87 acres of open space. The District budget also includes a City contribution of \$4,965 to offset expenses associated with landscape maintenance at the Rancho Peñasquitos Branch Library performed under this contract (i.e., the City reimburses the District for the direct cost of maintenance for the library).

These allocations are considered "general benefit" administered by the District. All other maintenance, operation, incidental, and administrative costs which exceed the City's standard contribution to the public at large, are "special benefits" funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2004 annual expenses, revenues, reserves, and assessments (provided by the City) are included as Exhibit B hereto.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer's report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U), as approved by the District property owners in Fiscal Year 1998, allows for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 1998 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. Fiscal Year 1999 was the first year authorized for such indexing. It has been determined that an increase of assessments, as authorized by the cost indexing provisions, is required for Fiscal Year 2004.

Method of Apportionment

Estimated Benefit of the Improvements

The improvements provided by this District are associated with the maintenance of street right-of-ways, street medians, and open space.

Street Right-of-Ways and Medians

The major and arterial streets within the District are the backbone of the street network within the community. They serve as the primary access routes in and out of the community, cross-community trips and thus serve all parcels within the community. All parcels benefit from the enhancement of these streets and the enhanced community image provided by the improvements being maintained by this District.

The Transportation Element of the City's General Plan and the General Policy Recommendations found in the Rancho Peñasquitos Community Plan establish several goals for the community's streets. The improvements being maintained by this District are consistent with the Plans' goals for safety and pleasing aesthetics. The installation of these improvements was often funded by developers as conditions of development. The maintenance for these enhanced assets, since installation, has been funded through the District. The General Plan also supports the establishment of community landscape improvement and maintenance districts, such as this District, to accomplish these goals.

Open Space

Creation of open space is also consistent with the General and Community Plans' goals. Open space provides benefit through controlling urban form, providing for outdoor recreation, preserving natural resources, providing for the public health and safety, serving as drainage corridors, and view corridors. Open space also produces lower development density which benefits the communities residents by reducing traffic congestion, noise levels, and storm water runoff pollutants. These open space areas, generally dedicated to the public during the development process,

require ongoing management and maintenance to maintain their functionality, aesthetics, and continued contribution to the quality of life in the community.

Apportionment Methodology

The total cost for maintenance of the improvements funded by the District will be assessed to the various parcels in proportion to the estimated Equivalent Benefit Units (EBUs) assigned a parcel in relationship to the total EBUs for all parcels within the District.

EBUs for each parcel have been determined as a function of two factors, a Land Use Factor and a Benefit Factor related as shown in the following equation.

$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$
--

Each of these factors are discussed below.

Land Use Factor

Since the improvements to be maintained or provided by the District are primarily associated with the Transportation Element of the General and Community Plans, trip generation rates for various land use categories (as previously established by the City's Transportation Planning Section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates strictly address only vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

The special benefits of landscape improvements maintained or provided by the District are linked to trip generation primarily by the public safety and aesthetic enhancement enjoyed by travelers through the community. The special benefits of open spaces maintained or provided by the District are linked to trip generation primarily by their contribution of aesthetics and view corridors which break the monotony of travel. Thus, trip generation rates provide the required nexus and basis for assigning ratios of maximum potential benefit to the various land use/zoning

classifications as defined by the City's Municipal Code.

Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in Table 1.

TABLE 1: Land Use Factors

Land Use/Zoning	Code	Land Use Factor
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Residential – Duplex	DUP	0.7 per dwelling unit
Agricultural	AGR	0.02 per acre
Commercial – Office & Retail	COM	45.0 per acre
House of Worship	CRH	2.8 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Golf Course	GLF	0.8 per acre
Hotel	HTL	15.0 per acre
Library	LIB	40.0 per acre
Open Space (designated)	OSP	0 per acre
Park – Developed	PKD	5.0 per acre
Park – Undeveloped	PKU	0.5 per acre
Recreational Facility	REC	3.0 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Utility Facility	UTL	3.0 per acre

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is sometimes permitted, these activities are usually allowed only to the limited extent consistent with the primary purpose of natural preservation. Since this land is essentially “unused” in the customary terms of land use (which relate to human use, not use by nature), the trip generation rate is zero. Therefore, the designated Open Space receives no benefit from the Transportation Element and has been assigned a Land Use Factor of zero.

The Utility Facility category applies to utility infrastructure facilities, such as water tanks, pump stations, electric power transformer stations, etc. Utility company administrative offices are not included in this category.

Benefit Factor

The Land Use Factor described above reflects the relative intensity of use (or potential use) of the various parcels of land to be assessed. It does not address the relationship of this use to the specific improvements to be provided or maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of District improvements considered may include some or all of the following: public safety, view corridors and aesthetics, and recreational potential. As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements maintained or provided by the district, Benefit Factors will generally vary from one district to another, based on the specific details of the applicable land uses and improvements provided.

The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are shown in Table 2.

TABLE 2: Benefit Factors by Land Use

Land Use/Zoning	Public Safety (max. 0.3)	Aesthetics (max. 0.6)	Recreation (max. 0.1)	Composite Benefit Factor (max. 1.0)
Residential – All	0.3	0.6	0.1	1.0
Agricultural	0.3	0.0	0.0	0.3
Commercial – Office & Retail	0.3	0.3	0.0	0.6
House of Worship	0.3	0.3	0.0	0.6
Educational – Primary & Secondary	0.3	0.3	0.0	0.6
Golf Course	0.3	0.0	0.0	0.3
Hotel	0.3	0.3	0.1	0.7
Library	0.3	0.3	0.0	0.6
Open Space (designated)	0.3	0.0	0.0	0.3
Park – Developed	0.3	0.0	0.0	0.3
Park – Undeveloped	0.3	0.0	0.0	0.3
Recreational Facility	0.3	0.3	0.1	0.7
Street/Roadway	0.3	0.0	0.0	0.3
Undevelopable	0.3	0.0	0.0	0.3
Utility Facility	0.3	0.0	0.0	0.3

Public Safety. All land uses are considered to receive the maximum available benefit from the public safety element of District improvements. Public safety is essential to all land uses, and even to lands, such as designated Open Space, held in stewardship with only incidental human use.

Aesthetics. The degree of benefit received from the aesthetic qualities of open spaces and landscaped roadway medians and rights-of-way maintained or provided by the District varies among land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from the reduced traffic congestion, reduced noise levels, greater separation from traffic and generally more tranquil environment provided by open spaces and landscaped roadway medians and rights-of-way. Commercial and institutional uses, on the other hand, often thrive on higher densities, greater traffic access, and a higher level of activity in the vicinity of their enterprises. These uses, accordingly, receive a lesser degree of benefit from the general insulation and separation provided by the aesthetic elements of District improvements.

Generally commercial and business districts require large areas of flat land and are constructed in the larger valley or mesa areas, which typically include less designated open space. On the other hand, residential neighborhoods can be sculpted into the areas of irregular terrain common to San Diego, which generally incorporate a greater amount of open space adjacent to the community's residential land use parcels. The proximity of open space to residential parcels creates a greater benefit to residential land use parcels.

Lands in the Agricultural, Open Space, and Utility Facility categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as enhanced aesthetic quality of other lands in their vicinity does not affect their function, use, or value. Lands in the Golf Course and Park categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as the aesthetic values of these lands are themselves so high that they are little enhanced by those of other lands in their vicinity.

Recreation. Lands in all Residential categories and the Hotel category are considered to receive the maximum available benefit

from the recreation elements of District improvements, through the regular enjoyment of these elements by their residents and guests. Lands in all other categories are considered to receive, at most, only incidental enjoyment of these elements, and are therefore considered to receive no significant benefit from these elements of District improvements.

Equivalent Benefit Units (EBUs)

As described above, the number of Equivalent Benefit Units (EBUs) assigned to each parcel in the District has been calculated, based on the preceding factors, as follows:

$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$
--

Based on the above formula, the EBUs calculated for each property, can be found in the Assessment Roll (Exhibit C).

Summary Results

The District Boundary is presented in Exhibit A.

An estimate of the costs of the improvements provided by the District is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2004 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2004 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE C 52792

Alex Bucher, EIT CA 112628

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

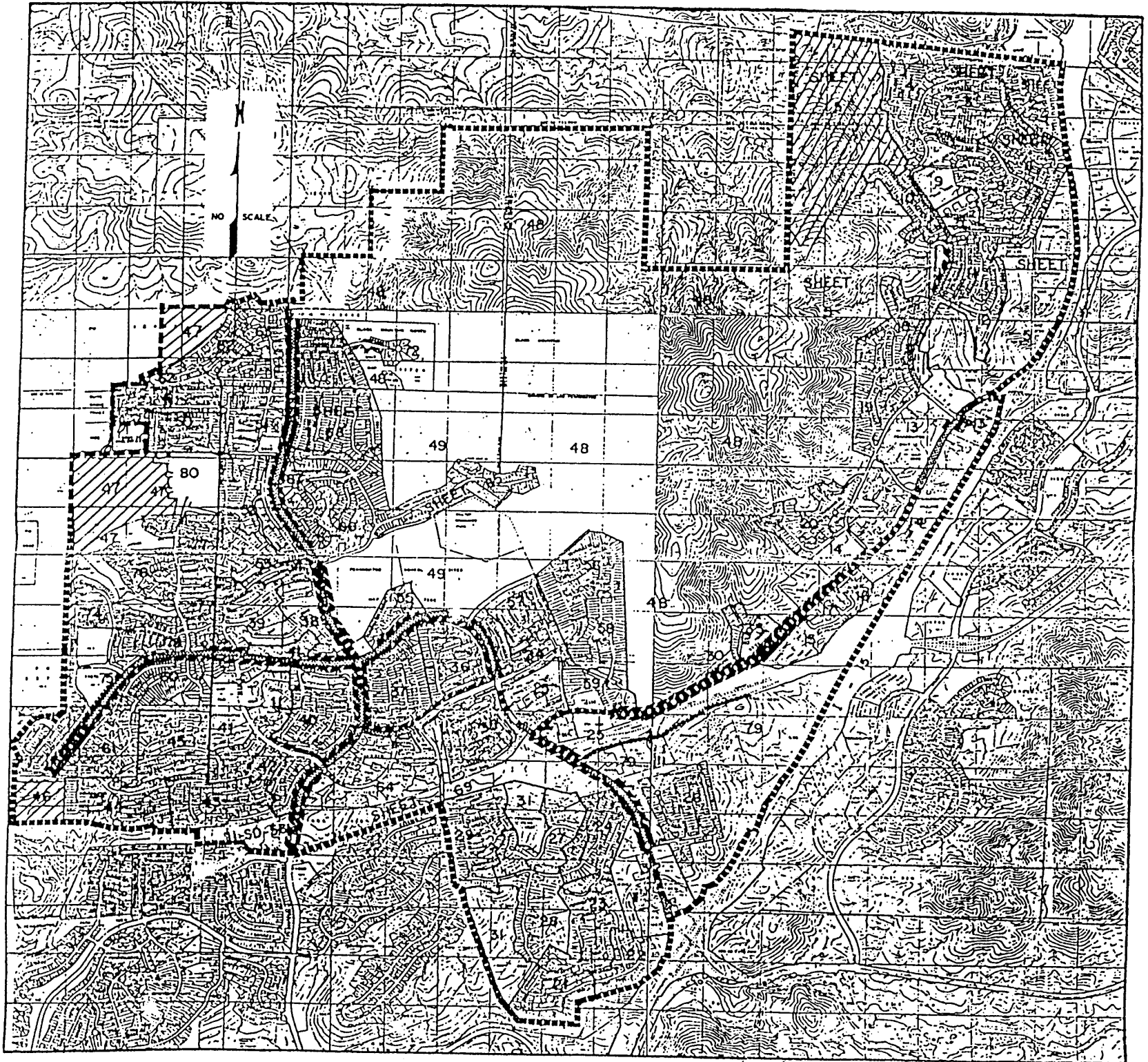
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2003.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram was recorded in my office on the _____ day of _____, 2003.

SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



- STREET MEDIANS LANDSCAPED
- STREET MEDIANS PAVED
- OPEN SPACE
- FUA
- RIGHTS OF WAY LANDSCAPED
- SUNRIDGE VISTA PARK

- RIGHTS OF WAY UNDEVELOPED
- IMPROVED BUS STOPS

NOTES:

1. EACH LOT OR PARCEL HAS BEEN IDENTIFIED BY THE COUNTY ASSESSOR'S PARCEL NUMBER ON THIS MAP AND THE ASSESSMENT ROLL CONTAINED IN THE ENGINEER'S REPORT.
2. FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF THE LOTS OR PARCELS SHOWN ON THIS ASSESSMENT DIAGRAM, REFER TO THE COUNTY ASSESSOR'S MAPS, WHICH SHALL GOVERN WITH RESPECT TO ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

CITY OF SAN DIEGO

W.O. 133197

DATE: 2/95
BOUNDARY REVISED 6/97

PENASQUITOS EAST

LANDSCAPE MAINTENANCE DISTRICT

SHEET 1 OF 80

PENASQUITOS EAST Maintenance Assessment District

EXHIBIT A

EXHIBIT B

Maintenance Assessment Districts

Council District: 1
Fund: 70225

Peñasquitos East

Peñasquitos East Maintenance Assessment District			
	FY 2002 ACTUAL	FY 2003 BUDGET	FY 2004 PROPOSED
Positions	0.40	0.40	0.45
Personnel Expense	\$ 19,686	\$ 30,043	\$ 33,785
Non-Personnel Expense	202,845	348,406	364,387
TOTAL	\$ 222,531	\$ 378,449	\$ 398,172

The Peñasquitos East Maintenance Assessment District (District) was established in 1983 to provide maintenance for landscaped medians, paved medians, landscaped rights-of-way, nine improved bus stops, community entrance signs, open space and a mini park. The District has 87 acres of open space and seven miles of medians, which includes 119,905 square feet of landscaped medians and 281,123 square feet of paved medians.

The Peñasquitos East Maintenance Assessment District Committee approved the Fiscal Year 2004 Proposed Budget on March 5, 2003.

PEÑASQUITOS EAST	FY 2003 ESTIMATE	FY 2004 PROPOSED
BALANCE	\$ 167,197	\$ 157,762
Revenue		
Assessments	\$ 184,327	\$ 197,228
Interest	7,000	10,662
Transfer from General Fund	4,965 ⁽¹⁾	4,965 ⁽¹⁾
City Contributions	27,555 ⁽²⁾	27,555 ⁽²⁾
TOTAL OPERATING REVENUE	\$ 223,847	\$ 240,410
TOTAL REVENUE AND BALANCE	\$ 391,044	\$ 398,172
Expense		
Personnel	\$ 30,022	\$ 33,785
Contractual	145,000	130,000
Incidental	29,760	55,195
Utilities	28,500	31,500
Contingency Reserve	-	147,692
TOTAL EXPENSE	\$ 233,282	\$ 398,172
BALANCE	\$ 157,762	\$ -
Assessment per EBU: ⁽³⁾	\$ 13.16	\$ 13.68 ⁽⁴⁾

⁽¹⁾ In Fiscal Year 2003 and Fiscal Year 2004, the City contributes \$4,965 from the Library Department General Fund to cover the maintenance costs of 1.146 acres at the City's average cost of \$4,332 per acre to maintain improvements at the Peñasquitos Branch Library.

⁽²⁾ In Fiscal Year 2003, the City contributed general benefit of \$21,583 from Gas Tax for maintenance of 119,905 sq. ft. of landscaped medians at \$0.18 per sq. ft., and \$3,655 for maintenance of 281,123 sq. ft. of hardscaped medians at \$0.013 per sq. ft. In addition, the City will contribute general benefit of \$2,317 from the Environmental Growth Fund for maintenance of 87 acres of open space at \$26.63 per acre. In Fiscal Year 2004, the City will contribute general benefit of \$21,583 from Gas Tax for maintenance of 119,905 sq. ft. of landscaped medians at \$0.18 per sq. ft., and \$3,655 for maintenance of 281,123 sq. ft. of hardscaped medians at \$0.013 per sq. ft. In addition, the City will contribute a general benefit of \$2,317 from the Environmental Growth Fund for maintenance of 87 acres of open space at \$26.63 per acre.

⁽³⁾ The District contains 14,416.61 Equivalent Benefit Units (EBUs).

⁽⁴⁾ The assessment increase is based on the San Diego Urban Consumer Price Index (SDCPI-U) of 3.95 percent.

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.